

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
MARCH 17, 2022 AT 1:30 P.M.
809 NORTH BROADWAY, 1ST FLOOR BOARD ROOM**

Both the US Centers for Disease Control (CDC) and the State of Wisconsin Department of Health Services (DHS) have provided restrictions on public gatherings. As such, those wishing to provide testimony relating to this matter are encouraged to do so via the following methods:

1. Submit comments via email no later than one business day prior to the start of the meeting:
RACMInfo@milwaukee.gov.

2. MicrosoftTeams (viewing and participation) - Please see below for details on how to watch the meeting online. There is a chat feature that will allow you to submit questions or comments during the meeting.

Please join the March 17, 2022 RACM Board meeting from your computer or mobile app
[Click here to join the meeting](#)

Or call in (audio only)

+1 414-251-0392,,563407735# United States, Milwaukee

Phone Conference ID: 563 407 735#

AGENDA

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

Motion approving Minutes of the February 17, 2022 regular and annual meeting.

PUBLIC HEARING

- 1 Resolution authorizing the sale of the Redevelopment Authority of the City of Milwaukee - owned properties at 540 West North Avenue, 1940, 1944 & 1948 North Doctor Martin Luther King Jr. Drive, 227 West Brown Street and 2326 North 5th Street, in the 6th Aldermanic District.

Project: Bronzeville
Aldermanic District: 6th

Submitted By: Real Estate
Dave Misky

REGULAR BUSINESS

- 2 Resolution recognizing City Common Council Resolution 211682 and authorizing Redevelopment Authority to Amend the "Amended and Restated Cooperation, Contribution and Redevelopment Agreement for the Couture Project, Tax Incremental District No. 82" in the 4th Aldermanic District.

Project: TID No. 82 (Couture Project)
Aldermanic District: 4th

Submitted By: Economic Development
Lori Lutzka

REDEVELOPMENT AUTHORITY AGENDA

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REGULAR BUSINESS

- 3 Resolution authorizing the application, acceptance, and funding of a U.S. Department of Commerce Economic Development Administration grant to assist with infrastructure improvements at 260 North 12th Street, 825 & 907 West Hinman Street (Kneeland Properties), in the 4th Aldermanic District.

Project: Menomonee Valley Comprehensive Plan Area
Aldermanic District: 4th

Submitted By: Real Estate
Benji Timm

REGULAR BUSINESS

- 4 Resolution authorizing a 1-Year License Agreement with Liga Premiere, LLC for the property at 212 South 36th Street.

Project: TID No. 53 (Menomonee Valley Industrial Center
and Community Park)
Aldermanic District: 8th

Submitted By: Real Estate
Dave Misky

PRESENTATION

- 5 Complete Street Presentation

Submitted By: Department of Public Works
Jerrel Kruschke, City Engineer

OTHER BUSINESS

ADJOURNMENT

Motion to adjourn and to schedule the next regular meeting for April 21, 2022, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on: March 17, 2022

Project Area: Bronzeville

Aldermanic District: 6th

Resolution authorizing the sale of the Redevelopment Authority of the City of Milwaukee - owned properties at 540 West North Avenue, 1940, 1944 & 1948 North Doctor Martin Luther King Jr. Drive, 227 West Brown Street and 2326 North 5th Street, in the 6th Aldermanic District.

This Resolution will permit the Redevelopment Authority of the City of Milwaukee to convey said land according to the conditions in a Land Disposition Report.

Whereas, The Authority received an unsolicited offer for the Properties from Maures Development Group, LLC for said properties for redevelopment as part of a wider project that includes City-owned land and structures; and

Whereas, The Authority held a public hearing to review plans and authorize the land sale on March 17, 2022 required by Wisconsin Statutes; and

Whereas, Pursuant to Wisconsin Statutes and as a condition precedent to the sale, lease or transfer of land, the Authority submits herewith a Land Disposition Report describing the terms and conditions of the proposed sale; now, therefore, be it

Resolved, That the Executive Director is authorized to approve final construction plans including, but not limited to, design and quality of materials so as to assure the proper development of the site; and, be it

Further Resolved, That the proper officers of the Authority are authorized to execute all documents necessary to effect closing including but not limited to easements and rights-of-entry; and, be it

Further Resolved, That the sale proceeds shall be credited to the RACM General Fund.

CERTIFICATION I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

David P. Misky
Assistant Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on:

Project Area: TID 82 (Couture Project)

Aldermanic District: 4th

Resolution recognizing City Common Council Resolution 211682 and authorizing Redevelopment Authority to Amend the “Amended and Restated Cooperation, Contribution and Redevelopment Agreement for the Couture Project, Tax Incremental District No. 82” in the 4th Aldermanic District.

Whereas, The Redevelopment Authority of the City of Milwaukee (RACM), per RACM Resolution 10847 and City Common Council Resolution 201573, entered into the “Amended and Restated Cooperation, Contribution and Redevelopment Agreement for the Couture Project, Tax Incremental District No. 82,” dated as of April 30, 2021, a Memorandum of which was recorded in the Milwaukee County Register of Deeds (ROD) Office on May 3, 2021 as ROD Document No. 11109272 (the Couture Development Agreement); and

Whereas, the \$100,000 developer contribution to the Anti-Displacement Fund administered by MKE United required by Section 13.4 of the Couture Development Agreement was placed in escrow per an Escrow Agreement dated as of April 30, 2021, among the City of Milwaukee, Chicago Title Insurance Company, Richard J. Barrett, and Tan Lo, acknowledged and joined in by The Couture LLC and The Couture Holdings Group, Inc., as amended by an Amendment dated as of November 19, 2021 (as amended, the Escrow Agreement); and

Whereas, The City Common Council in Resolution 211682 authorized amending the Couture Development Agreement to eliminate the \$100,000 developer contribution requirement and to release the money from escrow and to return it to the developer; now therefore, be it

Resolved, By RACM, by the RACM Board, that it approves amending the Couture Development Agreement to eliminate the \$100,000 developer contribution requirement, and it also approves release of the \$100,000 from escrow and the return of those funds to the developer; and be it

Further Resolved, That RACM officials are also authorized to take such actions as may be necessary to effectuate the intent of this resolution and the amendment and return of funds to the developer as contemplated hereby.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

David P. Misky
Assistant Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on:

March 17, 2022

Project Area:

Menomonee Valley Comprehensive Plan Area

Aldermanic District:

4th

Resolution authorizing the application, acceptance, and funding of a U.S. Department of Commerce Economic Development Administration grant to assist with infrastructure improvements at 260 North 12th Street, 825 & 907 West Hinman Street (Kneeland Properties), in the 4th Aldermanic District.

Whereas, The Redevelopment Authority of the City of Milwaukee (RACM) intends to apply, accept and fund a U.S. Department of Commerce Economic Development Administration Grant for infrastructure improvements at 260 North 12th Street, 825 & 907 West Hinman Street (“the Kneeland Properties”); and

Whereas, The Kneeland Properties were identified as a major initiative in the Menomonee Valley 2.0 Master Plan as the East Valley Gateway development; and

Whereas, The Kneeland Properties will require new infrastructure and site work in order to recruit job-creating, light industrial businesses to this location; and

Whereas, The U. S. Department of Commerce Economic Development Administration (“EDA”) is administering funds under the American Rescue Plan Act (“ARPA”) using the Economic Adjustment Assistance program which is providing funding opportunities for organizations such as RACM; and

Whereas, RACM intends to apply for a grant that totals approximately \$4,000,000 with approximately \$3,200,000 provided by the Grantor and with approximately \$800,000 of matching funds coming from various sources including, but not limited to, Menomonee Valley Partners, Inc. (“MVP”), RACM General Fund, RACM Revolving Loan Fund, Brownfield Capital Fund, WisDOT Transportation Economic Assistance, and/or a future Tax Incremental Financing District; and

Whereas, RACM has been working collaboratively with MVP to make the Kneeland Properties viable and would enter into a Memorandum of Understanding with MVP to establish terms and conditions to utilize funds from MVP’s Predevelopment Fund for the matching portion of the EDA grant; and

Whereas, RACM would ensure proper staff would maintain records documenting all expenditures and submit reports as required by the grantor; now, therefore be it

Resolved, By the RACM Board that the application, acceptance, funding, and execution of the U.S. Department of Commerce Economic Development Administration ARPA grant by the Assistant Executive Director under the terms specified above is authorized.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

David P. Misky
Assistant Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on: March 17, 2022

Project Area: Menomonee Valley Industrial Center and Community Park

Aldermanic District: 8th

Resolution authorizing a 1-Year License Agreement with Liga Premiere, LLC for the property at 212 South 36th Street.

Whereas, The Redevelopment Authority owns the property at 212 S. 36th Street (“Property”); and

Whereas, The property is part of the Menomonee Valley Industrial Center and Community Park and was designed and built to be used as playfields; and

Whereas, The Authority issued a Request for Proposal (RFP) in 2016 but withdrew the RFP due to recommendations from several potential proposers requesting a longer term lease; and

Whereas, The Authority reissued an RFP in 2017 for an organization for “Development, Maintenance, and Operation of Soccer Fields in the Menomonee Valley Industrial Center;” and

Whereas, The respondents’ proposals were reviewed by an Evaluation Committee which concluded that none of the proposals met the objectives of the Evaluation Committee; and

Whereas, Milwaukee Torrent Community Foundation (MTCF) submitted a proposal in 2017 to utilize the Property to hold soccer events in Fall 2017 and during the 2018 season and the Authority authorized entry into a License Agreement with MTCF; and

Whereas, The License Agreement with MTCF expired and the Authority worked with several organizations from the City of Milwaukee, including Liga Premiere, LLC, Inter City Pride, FC, and Cristo Rey High School, to hold soccer events in 2019; and

Whereas, The Authority had intended to sign a one year license with Liga Premiere, LLC to hold additional soccer events in 2020; however, the pandemic prevented events from occurring, and

Whereas, Liga Premiere, LLC requested to facilitate soccer programming and tournaments on the Property in 2021, including working with the above-referenced organizations; and

Whereas, the Authority Board approved Resolution No. 10860 on April 15, 2021, to enter into a License Agreement with Liga Premiere, LLC which included working with the above-referenced organizations; and

Whereas, Liga Premiere, LLC had a successful year of programming soccer events on the property in 2021 has again requested use of the soccer fields for 2022 under the same License Agreement terms and conditions; now therefore, be it

Resolved, By the Redevelopment Authority, that the proper officials are authorized to execute the License Agreement that is part of this file, or one in form and substance materially similar thereto, to allow Liga Premiere, LLC to use the Property for events and to take such actions as may be necessary to carry out the intent of this resolution.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

David P. Misky
Assistant Executive Director – Secretary
